

TRUSTEE'S DEED

STATE OF MISSISSIPPI:

COUNTY OF DESOTO

WHEREAS, on the 11<sup>th</sup> day of October, 2007, JEFFREY R. SCHONER and wife, JUTTA F. SCHONER, executed a Deed of Trust to James E. Woods, Trustee for the benefit of Looxahoma, LLC, which Deed of Trust is recorded in Trust Deed Book 2804, Page 267 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable, in accordance with the terms of said Deed of Trust, and the holder of the said indebtedness having requested the undersigned Trustee to execute the trust and to sell said land in accordance with the terms of said Deed of Trust.

NOW THEREFORE, in consideration of the premises, I, James E. Woods, Trustee, did pursuant to said request, on the 12<sup>th</sup> day of September, 2008, within legal hours, at the East door of the Courthouse in the City of Hernando, DeSoto County, Mississippi, offer for sale and sell at public auction to Looxahoma, LLC, it being the highest bidder for cash for the sum of Three Hundred Forty Five Thousand Seven Hundred One & 97/100 Dollars (\$345,701.97), the land described in said Deed of Trust lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Lot 99, Cherokee Ridge, Part of Cherokee Valley P.U.D., Fifth Addition, situated in Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 83, Page 49, Chancery Clerk's Office, DeSoto County, Mississippi.

The time, terms and place of sale were duly advertised for four (4) consecutive weeks immediately preceding said sale by publication in The DeSoto County Tribune (DeSoto Times-Tribune), a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof, and by posting the notice of said sale upon the bulletin board of the Courthouse in said county, on the 15<sup>th</sup> day of August, 2008, and said notice remaining upon said bulletin board until the date for the sale of the land, to-wit: September 12, 2008.

The proceeds of said sale were distributed by me as follows:

|   |    |            |
|---|----|------------|
| Watkins Ludlam Winter & Stennis, P.A.<br>(to include publication, expenses and taxes) | \$ | 701.97     |
| Looxahoma, LLC  | \$ | 345,000.00 |

THEREFORE, in consideration of the premises and the payment to me of the said sum of Three Hundred Forty Five Thousand Seven Hundred One & 97/100 Dollars (\$345,701.97), by the said Looxahoma, LLC, the receipt of which is hereby acknowledged, I, James E. Woods, Trustee do hereby convey and sell to Looxahoma, LLC the land herein before described.

WITNESS MY SIGNATURE, this the 12<sup>th</sup> day of September, 2008.

*James E. Woods*  
JAMES E. WOODS, TRUSTEE

STATE OF MISSISSIPPI

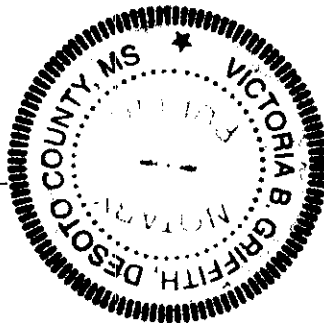
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 12<sup>th</sup> day of September, 2008, within my jurisdiction, the within named JAMES E. WOODS, TRUSTEE, who acknowledged that he executed the above and foregoing instrument.

*Victoria B. Griffith*  
NOTARY PUBLIC

My Commission Expires:

12-17-2010



GRANTOR'S ADDRESS

P.O. Box 1456  
Olive Branch, MS 38654  
Phone: 662-895-2996

GRANTEE'S ADDRESS

P.O. Box 867  
New Albany, MS 38652  
Hm. Phone: 662-534-4774  
Wk. Phone: 662-534-4774

PREPARED BY & RETURN TO:  
WATKINS LUDLAM WINTERS & STENNIS, P.A.  
P. O. BOX 1456  
OLIVE BRANCH, MS 38654  
(662) 895-2996



# PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

## TRUSTEE'S NOTICE OF SALE

WHEREAS, on October 11, 2007, JEFFREY R. SCHONER and wife, JUTTA F. SCHONER, executed a Deed of Trust to James E. Woods, Trustee for the benefit of Leachhome, LLC which Deed of Trust is recorded in Trust Deed Book 2804, Page 287 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, said Deed of Trust has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the holder of said indebtedness, Leachhome, LLC, having requested the undersigned Trustee to execute the Trust and sell the said land in accordance with the Deed of Trust

NOW, THEREFORE, I, James E. Woods, Trustee, under the provisions of and by virtue of the authority conferred upon me in said Deed of Trust, will, on Friday, the 15th day of September, 2008, offer for sale at public outcry and sell, within legal hours, between the hours of 11:00 a.m. and 4:00 p.m. at the East door of the County Courthouse of DeSoto County, at Hernando, Mississippi, for cash, to the highest and best bidder, the following described land situated in DeSoto County, Mississippi, to-wit:

Lot 60, Crumpler Blvd. Part of Subdivision 13, D.D. Fifth Addition, situated in Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 83, Page 49, Chancery Clerk's Office, DeSoto County, Mississippi.

I will convey the title to the land as is vested in me as Trustee.

WITNESS MY SIGNATURE, this the 15th day of August, 2008.

JAMES E. WOODS, TRUSTEE  
WATKINS LUDLAM WINTER & STENNIS, P.A.

6897 Crumpler Blvd., Suite 100  
Olive Branch, MS 38654  
(662) 895-2388

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Volume No. 113 on the 11 day of Sept., 2008

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Diane Smith

Sworn to and subscribed before me, this 11 day of Sept., 2008

BY Judy Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2009  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

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